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Plans



A PART OF THE GENERAL PLAN OF THE CITY OF LOS ANGELES



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Los Angeles City Planning Department

Room 561 City Hall



August 2, 1994

*Please file:
92 00131
-Ror*

TO: All Plan Booklet Recipients
FROM: Michelle Clarkson, Sr. Clerk
Central Maps and Publications
SUBJECT: **PLAN BOOK REVISION - HOLLYWOOD**

Attached is a correction to the HOLLYWOOD PLAN BOOKLET.

Please replace the upper portion of the fold-out map legend with the attached page.

The footnotes for the map legend in the previously issued Hollywood Plan Booklet omitted Floor Area Ratio (FAR) information for several land use categories. The attached page corrects the omissions.

If you have any questions or need assistance, please contact our unit, ext. 5-5043.

GB:pr

Attachment

HOLLYWOOD PLANS NOTES

1. Only those zones indicated in the table are recommended in Hollywood.
2. Gross acre includes one-half of abutting street.
3. Height district 1XL.
4. Refer to zoning maps; may be limited to Height District 1XL or to less than maximum R3 zoning density.
5. Height District 1VL; maximum density limited to one dwelling unit per six hundred (600) square feet of lot.
6. Floor area ratio (FAR) of 0.5:1; for properties with less than one hundred (100) feet of lot depth, the recommended FAR is 1:1.
7. Floor Area Ratio (FAR) of 1:1; for properties limited to the 1XL and 1VL Height Districts, the recommended FAR is 1.5:1. This Plan designation emphasizes pedestrian-oriented use and design.
8. Floor Area Ratio (FAR) of 1.5:1. This designation is limited to the East Hollywood Center Study Area; FAR up to 3:1 may be permitted through application of the CSA 1 Height District.
9. This designation is limited to the Hollywood Redevelopment Project Area. Development intensity is limited to Height District 2, with a floor area ratio (FAR) of 4.5:1; a maximum FAR of 6:1 is possible through a Transfer of Development Rights procedure and/or City Planning Commission approval.
10. When the use of property designated as "Public Land" or "Open Space" is to be discontinued, the proposed new use must be approved by the City Planning Commission through the procedure established by LAMC 12.24.1.
11. A maximum FAR of 3:1 may be permitted on sites located within designated centers with the application of the CSA 1 Height District. Height District 1VL shall apply to properties designated for Commercial Manufacturing.
12. Floor area ratio (FAR) of 0.5:1. A maximum FAR of 1.5:1 shall be permitted on properties designated Highway Oriented commerce located within the Hollywood Redevelopment Project area.
13. Height District 2 and a floor area ratio (FAR) of 6:1. Certain commercial uses may be allowed on properties designated as High density through LAMC 12.24.C1.5(j). Commercial uses should be limited to those permitted in the C1 zone and the FAR of such uses should not exceed 1:1. Whenever possible commercial uses should be located at street level, with residential uses on the upper floors.
14. Development of these properties shall be limited to a maximum floor area ratio of 1.9:1.
15. Development of these properties shall be limited to a maximum floor area ratio of 1:1.
16. Hotels may be permitted subject to approval pursuant to LAMC 12.24C.1-1(j).
17. For existing mobilehome parks, the existing use and the RMP Zone are consistent with the Plan, and the RMP zone is a corresponding zone for every land use designation in the Plan, including residential, commercial and industrial uses. The retention or expansion of existing mobilehome parks in the RMP Zone encourages the provision of affordable housing and serves as a viable resource to supplement the City's housing stock.

New mobilehome parks shall be consistent with the Plan when developed in the RMP Zone and in a Residential or Commercial Plan designation. The RMP zone is a corresponding zone for every residential and commercial land use designation in the Plan. New mobilehome parks should be established such that their location is: 1) desirable to public convenience and welfare; 2) in harmony with the various elements and objectives of the General Plan; 3) proper in relation to adjacent uses or development; and 4) not materially detrimental to the character of development in the immediate neighborhood.

Height District 1 shall apply to properties designated for Limited Manufacturing.
18. Each Plan category permits all indicated corresponding zones as well as those zoned referenced in the Los Angeles Municipal Code (LAMC) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations. Zones established in the LAMC subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate. It is the intent of the Plan that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan unless accompanied by a concurrent Plan Amendment.
19. When the use of property designated as "Open Space" (e.g. recreation, environmental protection) is proposed to be discontinued, the proposed use shall be approved by all appropriate decision-makers through a procedure similar to a conditional use. The decision-maker shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the uses, zoning, or restrictions of adjacent and surrounding properties, and consistent with the General Plan. Property both designated as "Open Space" and zoned OS or A1 shall be considered exempt from this procedure.
20. When the use of property designated as "Public/Quasi-Public Use" (e.g. school, university, hospital, major institutions) is proposed for a use other than the existing use or that which has been deemed to be approved per LAMC 12.24 F, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision-maker shall find that the proposed use is consistent with the elements and objectives of the General Plan and may impose additional restrictions on the existing zoning as deemed necessary to assure that the proposed land use will be compatible with the uses, zoning, or restrictions of adjacent and surrounding properties, and consistent with the General Plan.



Los Angeles City Planning Department

Room 561 City Hall



July 23, 1992

92 00131

TO: All Staff and Interested Parties
FROM: John J. Sepulveda, GIS Supervisor II
SUBJECT: COMMUNITY PLAN UPDATE

ERRATUM

Attached for your information is a black and white update for North Hollywood Plan/Map 165P165, which should depict Low Medium II density residential as shown in the shaded area on the attached map.

This change will be incorporated in the next update and Publication of the Hollywood Plan Booklet.

cc: Con Howe
Bob Sutton
Lynn Schwickerath
Marc Woerschling



NORTH HOLLYWOOD

Plans

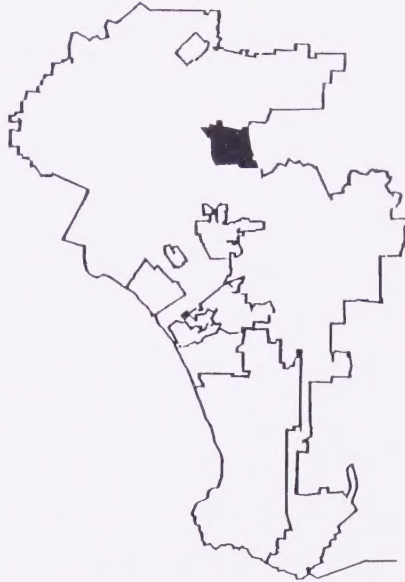


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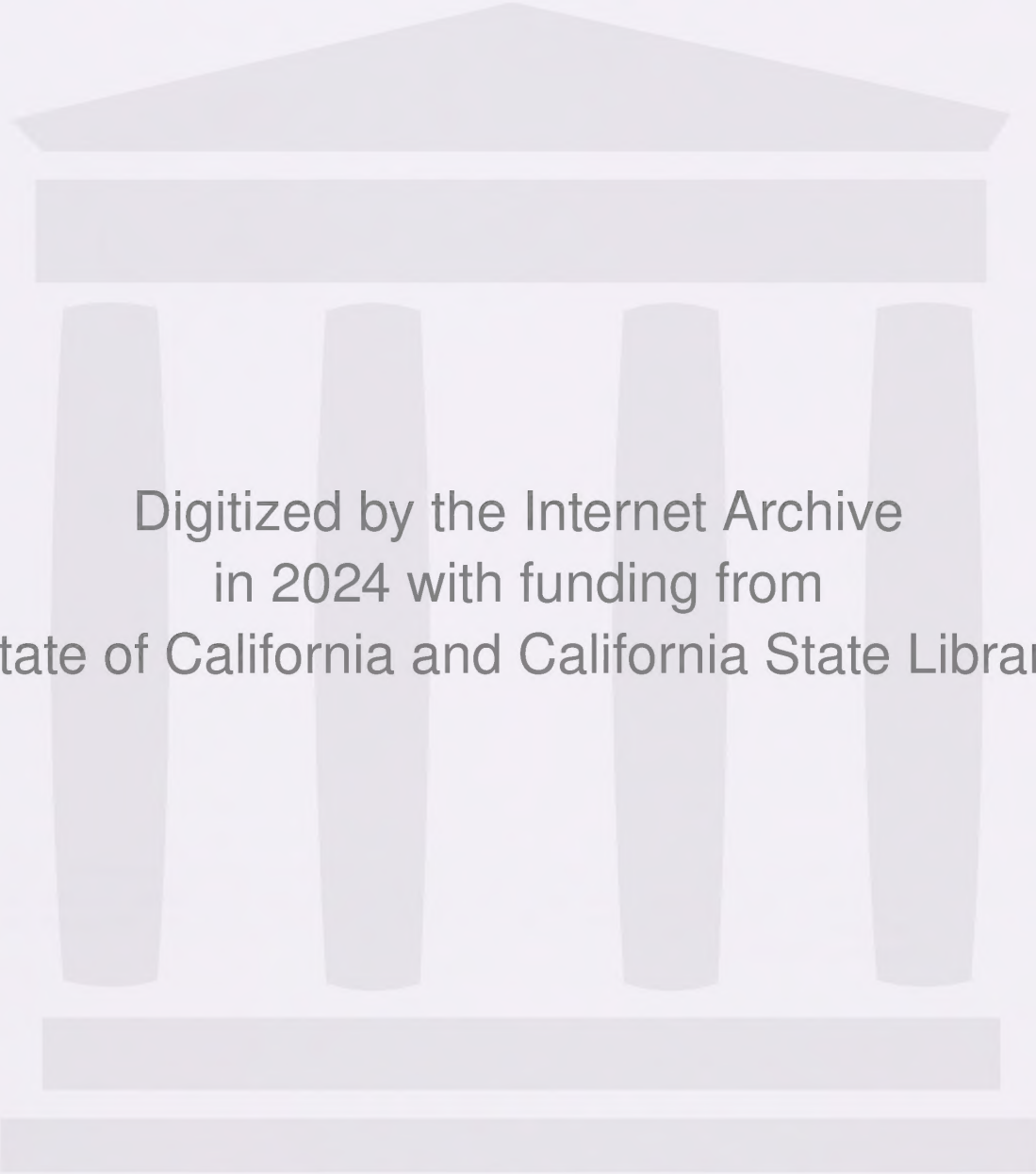
A. Community Plan

1. Generalized Land Use Map
2. Generalized Circulation Map
3. Text*
4. Plan Maps

B. Valley Village Specific Plan

1. Summary of Provisions
2. Subject Index
3. Annotated Table of Contents
4. Specific Plan Ordinance
5. Administrative Responsibilities

* This document is a reformat of the District Plan as it formerly appeared in the broadside format. The Maps reflect the broadside subsequently amended by the General Plan Consistency Program (AB 283), Periodic Plan Review and any other amendments. The text is essentially the same as the originally adopted Plan.



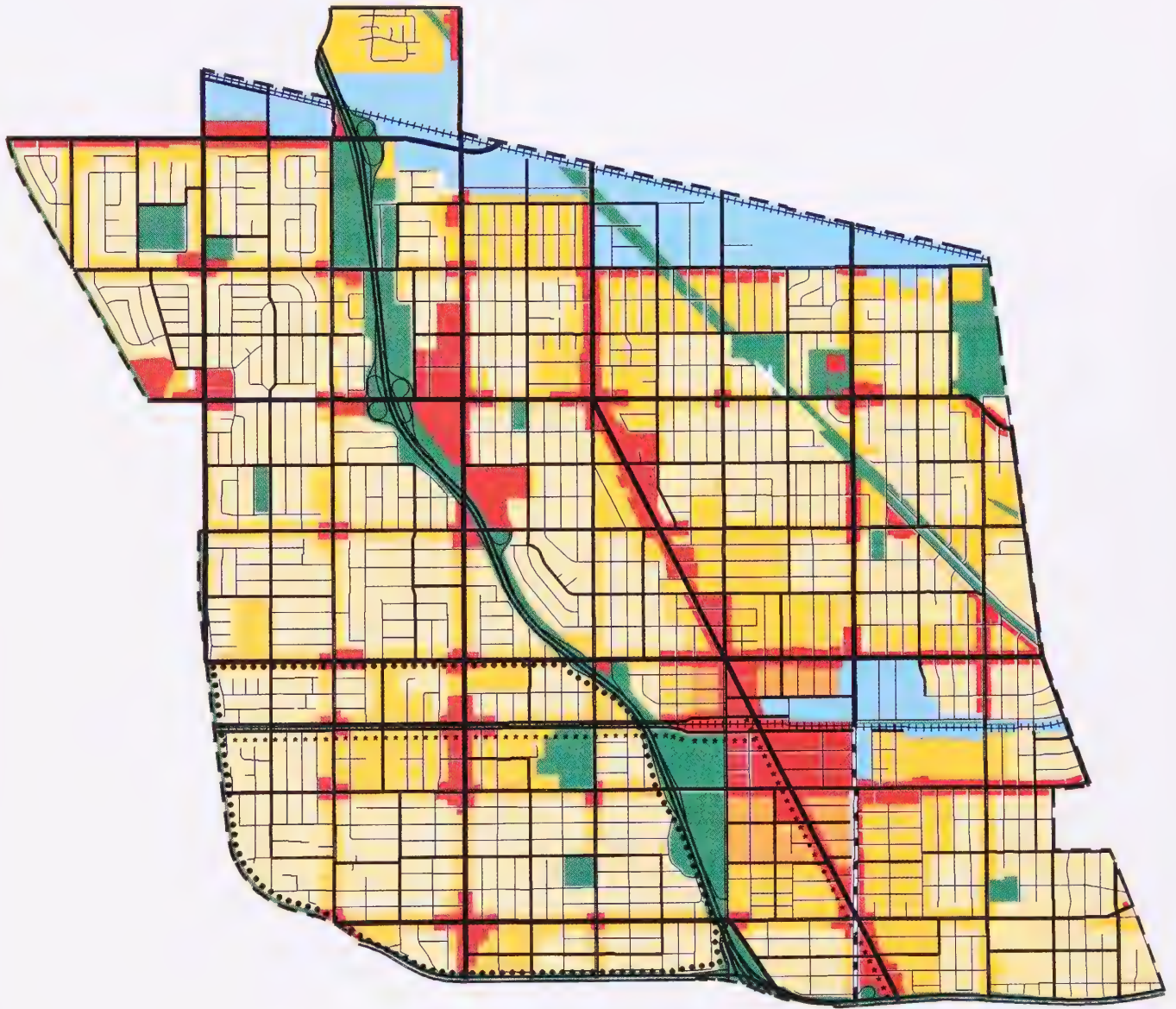
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NORTH HOLLYWOOD PLANS

Adopted by City Council
March 11, 1975
C.F. 74-2336

[illegible]

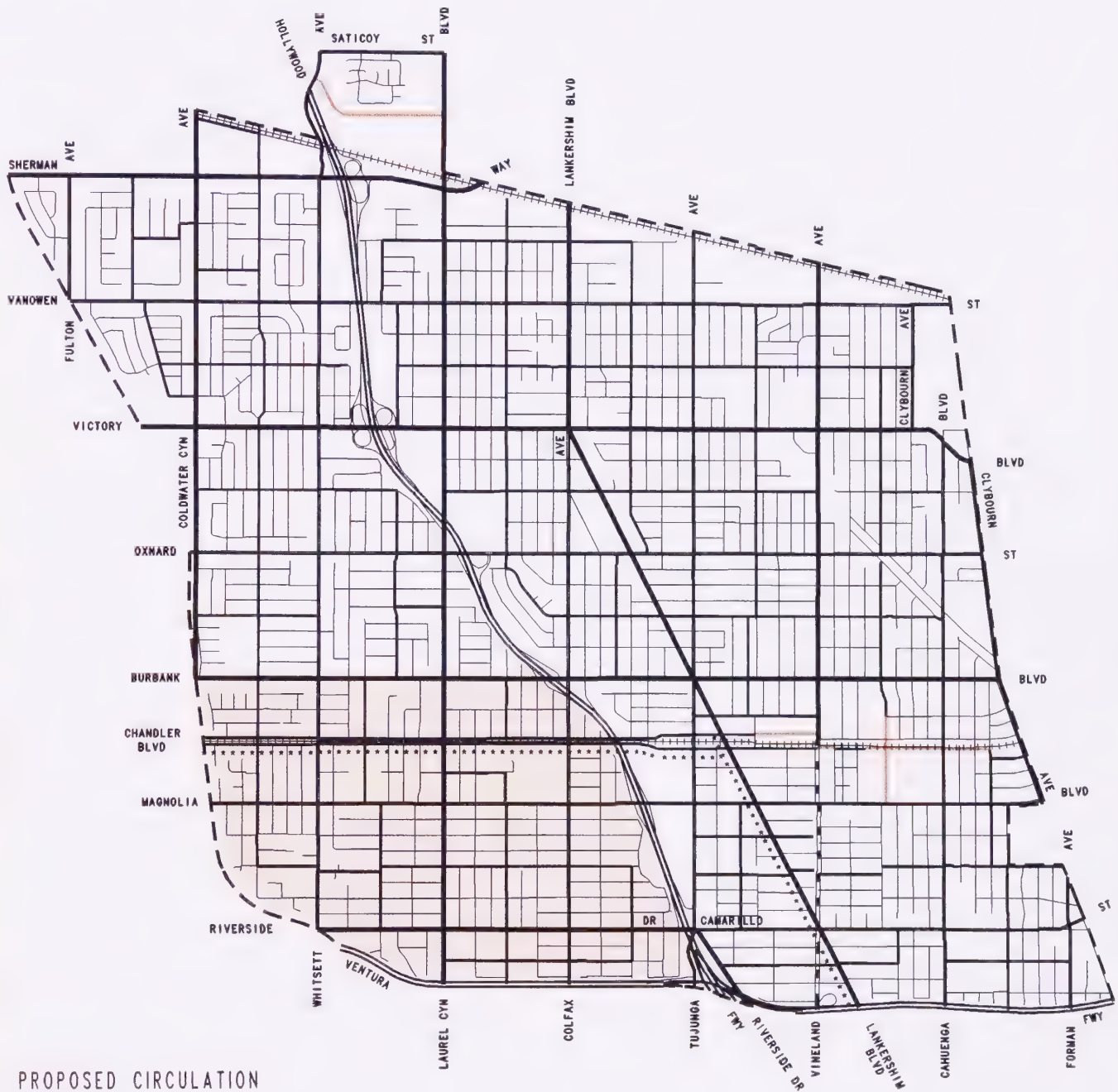


..... See Specific Plan for details

NORTH HOLLYWOOD GENERALIZED LAND USE



NOT TO SCALE



PROPOSED CIRCULATION

Collector Street

SPECIFIC PLAN AREA
FOR DETAILS REFER TO:

Valley Village Specific Plan
Ord No 168613

NORTH HOLLYWOOD GENERALIZED CIRCULATION



NOT TO SCALE



NORTH HOLLYWOOD COMMUNITY PLAN

The North Hollywood Community Plan is a part of the General Plan of the City of Los Angeles. It consists of this text and the accompanying map.

PURPOSES

USE OF THE PLAN

The purpose of the North Hollywood Community Plan is to provide an official guide to the future development of the community for the use of the City Council, the Mayor, the City Planning Commission; other concerned governmental agencies, residents, property owners, and businessmen of the community; and private organizations concerned with planning and civic betterment. For the Council, the Mayor and the Planning Commission, the Plan provides a reference to be used in connection with their actions on various city development matters as required by law.

The Plan is intended to promote an arrangement of land use, circulation, and services which will encourage and contribute to the economic, social and physical health, safety, welfare and convenience of the community within the larger framework of the City; guide the development, betterment and change of the community to meet existing and anticipated needs and conditions; contribute to reflect economic potentialities and limitations, land development and other trends, and protect investment to the extent reasonable and feasible.

This Plan proposes approximate locations and dimensions for land use. Development may vary slightly from the Plan, provided the total acreage of each type of land use, the land use intensities and the physical relationships among the various land uses are not altered.

The Plan is not an official zone map, and while it is a guide, it does not imply any implicit right to a particular zone or to the land uses permitted therein. Changes of zone are considered under a specific procedure established under the Los Angeles City Charter and the Los Angeles Municipal Code, subject to various requirements set forth therein. In as much as the Plan shows land uses projected as much as 20 years into the future, it designates conditionally more land in some areas for different zones and land uses than may be desirable for many years.

This Plan is subject to review and amendment within five years to reflect changes in circumstances.

OBJECTIVES OF THE PLAN

1. To coordinate the development of North Hollywood with that of other parts of the City of Los Angeles and the metropolitan area.
2. To designate lands at appropriate locations for the various private uses and public facilities in the quantities and at densities required to accommodate population and activities projected to the year 1990.
3. To make provisions for housing as is required to satisfy the needs and desires of various age, income and ethnic groups of the community, maximizing the opportunity for individual choice.

To encourage the preservation and enhancement of the varied and distinctive residential character of the community, and to preserve the stable single-family residential neighborhoods.

To provide multiple-dwelling units for those who cannot afford or do not desire to own their own home, emphasizing the area surrounding the North Hollywood Business District.

4. To promote economic well being and public convenience through:
 - a. allocating and distributing commercial lands for retail, service and office facilities, with adequate off-street parking in quantities and patterns based on accepted planning principles and standards; retaining viable commercial frontages with provision for concentrated development and redesignating underutilized strip commercial zoning to more appropriate uses; and improving the appearance of commercial buildings along the major arteries;
 - b. designating land for industrial development that can be so used without detriment to adjacent uses of other types and imposing restrictions on the types of and intensities of industrial uses necessary to this purpose.
5. To provide a basis for the location and programming of public services and utilities and to coordinate the phasing of public facilities with private development by:
 - a. providing neighborhood park and recreational facilities, including bicycle paths that utilize rights-of-way and other public lands where

feasible;

- b. enlarging and expanding library facilities and services to better serve the community;
 - c. modernizing and enlarging school facilities and providing community educational centers to help residents with special problems;
 - d. improving street lighting throughout the area.
6. To make provision of a circulation system coordinated with land uses and densities and adequate to accommodate traffic; and to encourage the expansion and improvement of public transportation service.
 7. To encourage open space for recreational uses for the enjoyment of both local residents and persons throughout the Los Angeles region.
 8. To improve the visual environment of the community and, in particular, to strengthen and enhance its image and identity. To discourage the distasteful array of signs and billboards located along the major arteries of the community.

POLICIES

The North Hollywood Community Plan has been designed to accommodate the anticipated growth in population and employment of the community to the year 1990. The Plan does not seek to promote nor to hinder growth; rather, it accepts the likelihood that growth will take place and must be provided for.

The Plan encourages the preservation of low density single-family residential areas, the conservation of open space lands and the concentration of commercial and residential development into North Hollywood Center (business district and environs), connected to other major Centers of the City by a rapid transit network.

The plan proposes clustering of neighborhood and community commercial activity to provide maximum convenience with minimum disturbance to residential neighborhoods. Similarly, the Plan proposes industrial uses in areas where they will not adversely affect surrounding development.

The Plan stresses the need for the improvement of existing public facilities and the provision of additional facilities to satisfy the needs of both the present and projected populations.

LAND USE

COMMERCE

Standards and Criteria:

The commercial lands (not including associated parking) designated by this Plan to serve suburban residential areas are adequate in quantity to meet the needs of the projected population to the year 1990, as computed by the following standards:

- a. 0.6 acres per 1,000 residents for commercial uses for neighborhood - or convenience - type commercial areas;
- b. 0.2 acres per 1,000 residents for commercial uses for community shopping and business districts, including service uses and specialized commercial uses.

In general, off-street parking should be provided at a ratio of not less than 3 square feet for each square foot of commercial floor area for each community, neighborhood and regional shopping area as specified on the Plan Map and at a ratio of not less than 2 square feet for each square foot of floor area for limited and highway-oriented commercial uses. Parking for each commercial establishment's employees will be furnished on site. Parking areas shall be located between commercial and residential uses where appropriate to provide a buffer and shall be separated from residential uses by means of at least a wall and/or landscaped setback of sufficient nature to retain the aesthetics of the residential areas.

Within the neighborhood and highway-oriented commercial areas, the height of commercial buildings shall be restricted to three stories or 45 feet.

In neighborhood commercial areas, gas stations should be allowed only under conditional use permit.

The average floor area in community commercial areas should not be more than three times the buildable area of the property.

Features:

The Plan provides approximately 689 acres of commercial and related parking uses. The economic health of North Hollywood depends on the vitality of, first, the core of the North Hollywood Center (North Hollywood Business District) and second, the Valley-Laurel Plaza regional shopping area. The North Hollywood Business District,

the historical focal point of the community, should be developed with professional offices, junior department stores, other retail stores, financial establishments and entertainment facilities. It should be served by a rapid transit station.

Additional off-street parking is proposed to serve Valley Plaza. The United States Naval Reserve site, scheduled to be phased out, is suggested for commercial development. As this site is a part of the shopping complex, its development should be conditioned upon additional parking and improved ingress-egress to the shopping area.

The Plan proposes that the quantity of strip commercial zoning along certain streets outside of the North Hollywood Business District and Valley Laurel Plaza be reduced by redesignating underutilized and unneeded commercial zones for residential use. Nucleated neighborhood commercial shopping areas are proposed in strategic locations to maximize shopper convenience.

HOUSING

Standards and Criteria:

Property in residential zones permitting densities in excess of those designated on the Plan shall be classified to more appropriate zones. Stable, low-density residential areas are generally described as meeting these criteria:

1. Areas zoned for single-family housing and uses exclusively for that purpose;
2. Areas zoned for apartments, which have less than 25% of their land developed for that purpose;
3. Areas containing single-family housing having a useful life to 1990 or longer;
4. Single-family housing areas having less than 10% sub-standard housing. High-medium and medium density residential areas will be encouraged around the North Hollywood Business District.

Apartments should be soundproofed and be provided with adequate open space and usable recreation areas.

Features:

The Plan proposes that the low-density residential character of North Hollywood be preserved and that single-family residential neighborhoods be protected from encroachment by other types of uses.

The Plan encourages the rehabilitation and/or rebuilding of deteriorated single-family areas for the same use. Single-family housing should be made available to all persons regardless of social, economic and ethnic backgrounds. Additionally, low- and moderate-income housing is needed in all parts of the City. Replacement housing for families displaced by new development shall be provided elsewhere in the community.

The Plan also recommends the development of senior citizens housing near the North Hollywood Center. This would be advantageously located adjacent to the North Hollywood Park facilities for the elderly, the regional library, shopping and entertainment and the rapid transit station. The Plan seeks to provide a better residential environment. This could include landscaping and other buffering devices to separate residential uses from commercial and/or industrial uses.

The proposed residential density categories and their capacities are:

Densities	Dwelling	% of		% of	
	Units Per Gross Acre*	Gross Acres	Resid. Land	Pop. Capacity	Pop. Capacity
Very Low	1 + to 3	0	0	0	0
Low	3 + to 7	3,041	63.3	45,161	34.6
Low Med. I	7 + to 12	164	3.4	3,726	2.9
Low Med. II	12 + to 24	646	13.5	23,257	17.8
Medium	24 + to 60	830	17.2	47,278	36.3
High-Med.	40 + to 60	123	2.6	10,985	8.4
TOTALS		4,804	100.0	130,407	100.0

*Gross acreage includes streets.

The 1990 population of North Hollywood is projected to be approximately 113,000 persons, an increase of 19,000 over the 1970 population. The Plan capacity is 14.5% in excess of the projected figure.

In order to promote revitalization and improvement of residential properties in the North Hollywood Redevelopment Project Area, the Community Redevelopment Agency may, for developments that are subject to development and participation agreements between the Agency and the owner/developer, authorize new housing to be developed with more dwelling units per acre than otherwise permitted in this Plan to achieve greater flexibility in housing design and well planned neighborhoods offering variety in housing and environment to all socio-economic groups and to provide the most appropriate use of land through special methods of development. Agency approval of such development shall be contingent upon criteria as

may be negotiated between the Agency and the owner/developer. The dwelling units which may be permitted to be developed on a parcel above that number of dwelling units provided for in the density limits of this Plan shall be known as bonus units. The owner/developer shall obtain all of the applicable City approvals as may be necessary.

Accordingly, the Agency, after consultation with the Project Area Committee, may authorize and approve bonus units provided that:

1. No parcel shall be developed at a residential density which exceeds more than 50 percent the density limitations for that parcel as set forth on the Plan Map.
2. The total number of dwelling units permitted in areas designated as Residential or Commercial in the North Hollywood Redevelopment Project Area shall not exceed 15,000 and the Community Redevelopment Agency shall not authorize and approve more than 1,500 bonus units.
3. The Community Redevelopment Agency shall impose such other conditions as are necessary to ensure that all developments will contribute to a desirable residential environment and long-term neighborhood stability.
4. Density bonus units shall not be authorized or approved in residential areas with a "Low" designation.
5. In no case shall this provision preclude residentially designated property from being developed to the density permitted on the Plan Map.

INDUSTRY

Standards and Criteria:

Industrial lands are located on a citywide basis without regard to the boundaries in individual communities or districts, under the general principle that such employment should be available within a reasonable commuting distance from residential locations. Industrial lands should be accessible to railways, public utilities and transportation.

Parking for general industrial lands should be provided at a ratio of one stall for each 350 square feet of gross floor area, but not less than three stalls for each four employees on the main shift. Parking for warehouse or storage uses should be provided at a ratio

of one stall for each 1,000 square feet of gross floor area but not less than one stall for each employee on the main shift. On-street parking should be prohibited in industrial areas. Off-street parking areas shall be located in the peripheries of industrial sites to serve as buffers and shall be separated from adjacent private and public uses by a wall and/or landscaped setback.

Within limited and light industrial areas, the height of industrial buildings shall be restricted to three stories or 45 feet.

Features:

The Plan designates 477 acres for light and limited industrial uses. Industrially designated land is located in two areas: along the railroad tracks in downtown North Hollywood and north of Sherman Way and Vanowen Street in the northern portion of the Plan area.

The light industrial areas north and south of Sherman Way are proposed to be buffered by limited industrial uses, parking and landscaping around the periphery.

The Plan discourages strip industrial uses along major arteries and encourages research and development-type industries which do not generate noise, dust and fumes that are incompatible with the residential character of adjacent neighborhoods.

CIRCULATION

HIGHWAYS

Standards and Criteria:

Highways and local streets shown on this Plan shall be developed in accordance with standards and criteria contained in the Highways and Freeways Element of the General Plan and the City's Standard Street Dimensions.

Street aesthetics should be emphasized by street trees and planted median strips and by paving. Streets, highways and freeways, when developed, should be designed and improved in harmony with adjacent development and to facilitate driver and passenger orientation.

Adequate highway improvements shall be assured prior to the approval of zoning, permitting intensification of land use in order to avoid congestion and assure proper development.

Features:

The Plan incorporates the Highways and Freeways Element

of the Los Angeles General Plan. Collector streets are shown to assist traffic flow toward major and secondary highways.

An additional traffic study should be made in and around Valley Plaza to determine what improvements and expanded parking facilities are needed to alleviate traffic problems in the shopping area.

The Plan Proposes:

- a) The completion of the ramp system for the Hollywood-Ventura Freeway interchange.
- b) The upgrading of Coldwater Canyon Avenue to major highway standards and the designation of Radford Avenue as a collector street rather than a secondary highway.
- c) The improvement of Tujunga Avenue between Burbank Boulevard and the Ventura Freeway as a modified secondary highway.
- d) Special emphasis on the improvement of Magnolia Boulevard between the Hollywood Freeway and Vineland Avenue to secondary highway standards as part of the North Hollywood Redevelopment Project.
- e) The redesignating of two problem intersections along Lankershim Boulevard (Camarillo/Vineland and Burbank Tujunga) to eliminate the confusion and congestion of the present circulation pattern.
- f) The improvement of Chandler Boulevard from Camelia to Vineland as two collector streets.

The circulation system in the industrial areas should be designated to accommodate the industrial traffic and discourage disturbance to residential areas. In order to alleviate the industrial circulation problem, the following improvements are proposed:

- a) Provide a railroad crossing at Riverton Avenue for additional access across the Southern Pacific Railroad (SPRR).
- b) Open Chandler Boulevard as a collector street south of the SPRR from Vineland Avenue to Clybourn Avenue.
- c) Develop all local streets in and around the industrial areas to collector street standards.

PUBLIC TRANSPORTATION

The Plan proposes that rapid transit serve the North

Hollywood Center.

In order to facilitate the movement of shoppers between Valley-Laurel Plaza and the North Hollywood Bushiness District, mini-bus service is recommended. This service will also provide easier access between the more dense residential areas and those commercial areas.

SERVICE SYSTEMS

The public facilities shown on this Plan are to be developed in accordance with the standards for need, site area, design and general location expressed in the Service Systems Element of the General Plan. (See individual facility plans for specific standards.) Such development shall be sequenced and timed to provide a workable, efficient and adequate balance between land use and service facilities at all times.

The full residential, commercial and industrial densities and intensities proposed by the Plan are predicated upon the provision of adequate public service facilities, with reference to the standards contained in the General Plan. No increase in density shall be effected by zone change or subdivision unless it is determined that such facilities are adequate to serve both the community and the proposed development.

PARKS AND RECREATION

Standards and Criteria:

The Plan designates two standard types of local parks:

Neighborhood Recreational Sites - 1 acre per 1,000 residents; minimum site size 5 acres; service radius 1 mile; and

Community Recreational Site - 1 acre per 1,000 residents; minimum site size 15 acres; service radius 3 miles.

At times it will be necessary for portions of recreational sites to be used for public rights-of-way and easements.

Features:

In accordance with the above standards, the Plan proposes six new neighborhood parks and the expansion of Valley Plaza Park at two locations. Recreational usage for a community park or golf course is proposed in the vicinity of Hewitt Dump site, located near the Hollywood Freeway. In addition, the commercial site at the northwest corner of Victory Boulevard and Vineland Avenue

should be developed as a community park. The continued subsidence problems of this former landfill site appear to make it unsuitable for commercial usage.

The Plan urges the continued improvement of park and recreational facilities so as to maximize their utility. It also proposes utilization of flood control and power line rights-of-way for open space purposes and/or hiking and bicycle trails where appropriate.

SCHOOLS

Standards and Criteria:

Elementary schools should be located on sites that are safe, conveniently accessible and free from heavy traffic, excessive noise and incompatible land uses. Wherever possible, schools and local recreational facilities should be located near each other.

Features:

The Plan proposes dual use of school facilities for the general public after hours and on weekends. School grounds should be landscaped so as to facilitate after-hour recreational use. Elementary school recreational facilities would more likely be used by neighborhood children of both elementary school and preschool ages. The more extensive facilities of junior and senior high schools can be used by all age groups, including the continued use of school auditoriums for community meetings.

The Plan also suggests that school buildings built prior to enactment of the 1933 Field Act earthquake safety standards be upgraded to provide for the safety of the children.

The Plan proposes the location of child-care centers on or near school sites in order to provide for the needs of working mothers and single-parent families.

LIBRARIES

Standards and Criteria:

The Plan aims to satisfy the projected community need for library service by incorporating the following standards:

- a. One regional library per 250,000 to 300,000 residents with a minimum size of 1.25 acres.
- b. One branch library per 25,000 to 50,000 residents with a maximum service area of a 2-mile radius and a

minimum size of .5 acres.

- c. Traveling bookmobiles supplementing the above.

The Plan proposes the enlargement of the North Hollywood Regional Library facilities to better serve the increased population of the East San Fernando Valley, the expansion of bookmobile services to remote portions of the community and the use of supervised school library facilities by the general public.

HEALTH FACILITIES

The Plan proposes that adequate 24-hour emergency treatment facilities, including emergency prescriptions be provided to serve the community.

AIRPORT

This Plan proposes that strong programs be initiated to reduce noise emanating from airport operations at the Burbank-Glendale-Pasadena Airport. The City should adopt, and strongly urge the City of Burbank to also adopt, all provisions and the standards now included in the Department of Aeronautics Noise Standards Regulations, as adopted November 10, 1970, Title 4, Subchapter 6, of the California Administrative Code, in accordance with Division 9, Part 1, Chapter 4, Article 3 of the California Public Utilities Code. Repeal or amendment of these regulations by the State should not affect this section of the Plan.

Burbank-Glendale-Pasadena Airport flight patterns should be restricted from residential areas to the maximum extent possible.

PROGRAMS

These programs establish a framework for guiding development of the North Hollywood community in accordance with the objectives of the Plan. In general, they indicate those public and private actions which should take place during the initial five years following adoption of the Plan. The described actions will require the use of the variety of implementation methods.

I. PUBLIC IMPROVEMENTS

A. Circulation

To facilitate local traffic circulation, relieve congestion and provide mobility for all citizens, the following are required.

1. Continued development of the highway and

- street systems in conformance with existing programs;
- 2. Continued planning of and improvements to the public transportation system in the community;
- 3. Completion of the Hollywood-Ventura Freeway interchange.

B. Recreation, Parks and Open Space

Expansion and improvement of needed local parks throughout the community should be accelerated where feasible.

Site acquisition and development of neighborhood parks throughout the community should take precedence over that of community parks. The northeast portion of the community should be given first consideration.

The City should encourage continuing efforts by County, State and Federal agencies to acquire lands for publicly owned open space. Also, a concerted program should be established for beautification and multi-purpose use, including bikeways, of open space along freeways and on other public properties.

C. Schools

To improve future school facilities the following are required:

- 1. Upgrade pre-1933 school buildings to the Field Act earthquake standards.
- 2. Initiate the closing of Lankershim Elementary School and the relocation of its students to other expanded schools or to a new school.
- 3. Initiate site acquisition for the expansion of existing facilities at Oxnard Street, Burbank Boulevard, Victory Boulevard and Toluca Lake Elementary Schools.

D. Other Public Facilities

The development of other public facilities should be sequenced and timed to provide a balance between land use and public services at all times.

New power lines should be placed underground and a program for the undergrounding of ex-

isting lines should be developed.

A building setback line along the railroad rights-of-way should be initiated to aid in the beautification of the community by eliminating billboards and other unsightly structures therein.

A study should be initiated by the local public health planning agency to determine adequacy of existing 24-hour emergency and drug prescription facilities and the need for additional facilities.

II. PRIVATE PARTICIPATION

Citizen groups, including the North Hollywood Chamber of Commerce, are encouraged to undertake private actions in concert with the Community Redevelopment Agency in its project area for community improvements, such as:

- A. Initiation by property owners and merchants of programs to rehabilitate commercial improvements and increase off-street parking facilities, particularly along Lankershim Boulevard.
- B. Promoting street tree planting in commercial areas throughout the Plan area.
- C. Programs to improve the general environment, particularly to encourage landscaping programs along railroad rights-of-way, power line rights-of-way and the flood control channel.
- D. Sponsoring industrial and commercial promotional programs to market new sites.
- E. Establishment of a development corporation to channel private development, interests and resources towards the implementation of the North Hollywood Center.

III. PLANNING LEGISLATION

Planning provisions of the Municipal Code and other legislation are continually being reviewed and amended. The following studies for amendments are suggested to aid in implementation of the Plan.

- A. Townhouse Zoning: Attached single-family housing, individually owned, which would provide greater economy of land utilization and be suitable for proposed low-medium density residential areas.

- B. Design: Requirement that all new and rebuilt public and private facilities observe improved site design standards.
- C. Buffer Strip Zoning: Separation of incompatible uses (particularly residential from industrial and freeways) by some form of buffering, preferably of a type which could also serve for recreational, parking or other use purposes.
- D. Vertical Zoning: Provision for residential use of the upper floors of high-rise structures or other appropriate combinations of uses.
- E. Industrial Park: Special regulations and requirements for industrial development, including requirements for landscaped setbacks.
- F. Open Space Tax Relief: Inclusion in the City's Annual Legislative Program (submitted to the State Legislature) of a proposal for tax relief for privately owned lands planned for conservation and open space uses.
- G. Property Improvement Tax Relief: Tax laws should be revised to provide incentives to property owners making improvements on their property. Property owners allowing their property to deteriorate should be penalized.
- H. Aircraft Performance Noise Standards: Revisions to the Los Angeles Planning and Zoning Code to include standards for maximum noise emanating from airports affecting Los Angeles City.

IV. ZONING ACTIONS

Zoning is the primary legal tool by which the development of private property can be directed toward the implementation of the Plan. Two distinct situations are involved:

- A. The City can initiate redesignation to zones appropriate to the Plan.

- B. Property owners, under the procedures established by the Los Angeles City Charter and the Los Angeles Municipal Code, may apply for a change of zone.

North Hollywood has many areas where commercial, industrial and multiple residential zoning intrude into single-family residential neighborhoods. These areas will have to be contained and eventually converted to more appropriate uses to achieve the objectives of the Plan.

Zoning to provide for an industrial park will be encouraged.

V. SPECIFIC PLANS

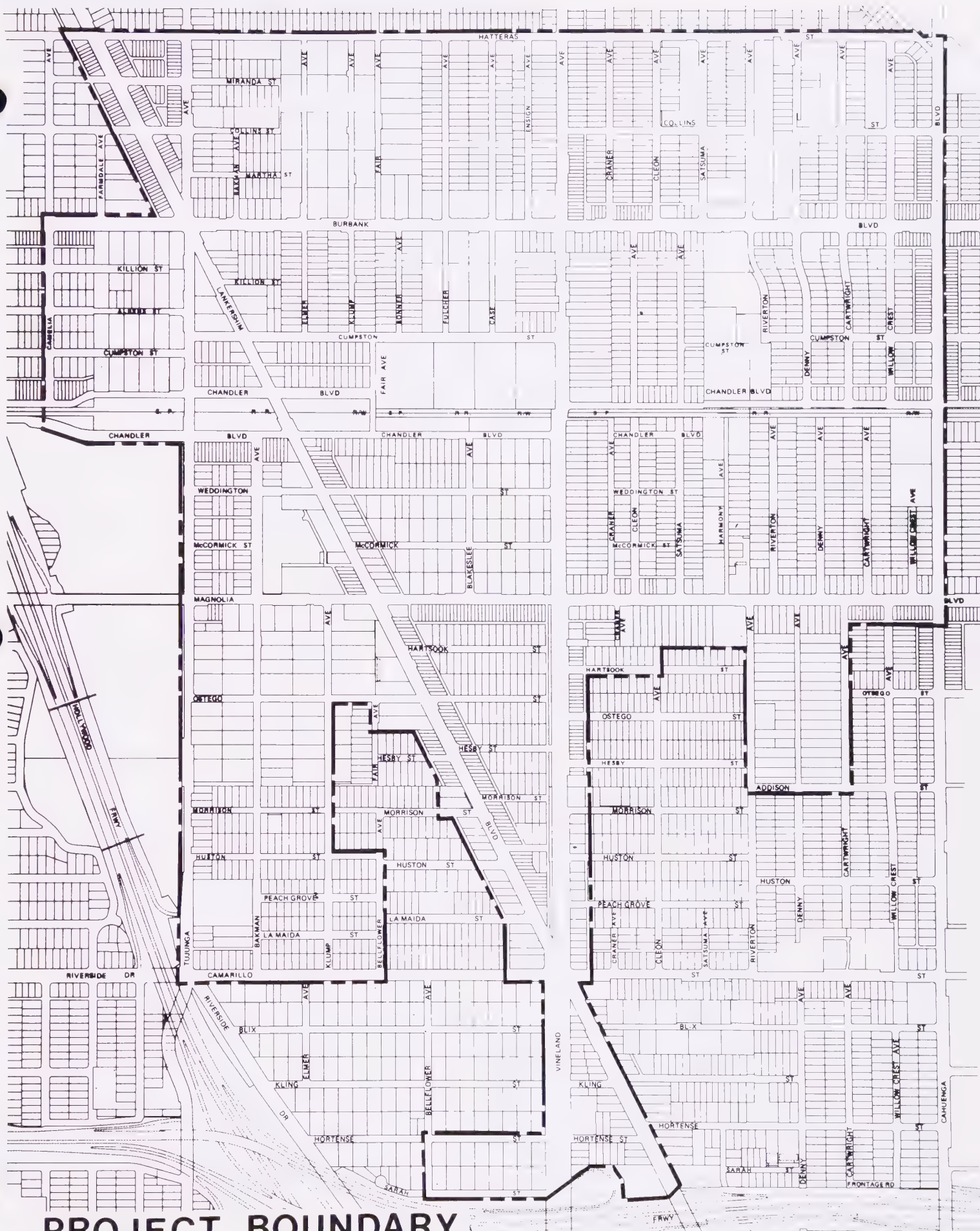
Prepare a study of the circulation and parking problems in the Valley Plaza shopping areas.

VI. CODE ENFORCEMENT

A Code enforcement program should be applied to the North Hollywood community to ensure proper maintenance of the Community's housing, commercial and industrial supply.

VII. NORTH HOLLYWOOD REDEVELOPMENT PLAN

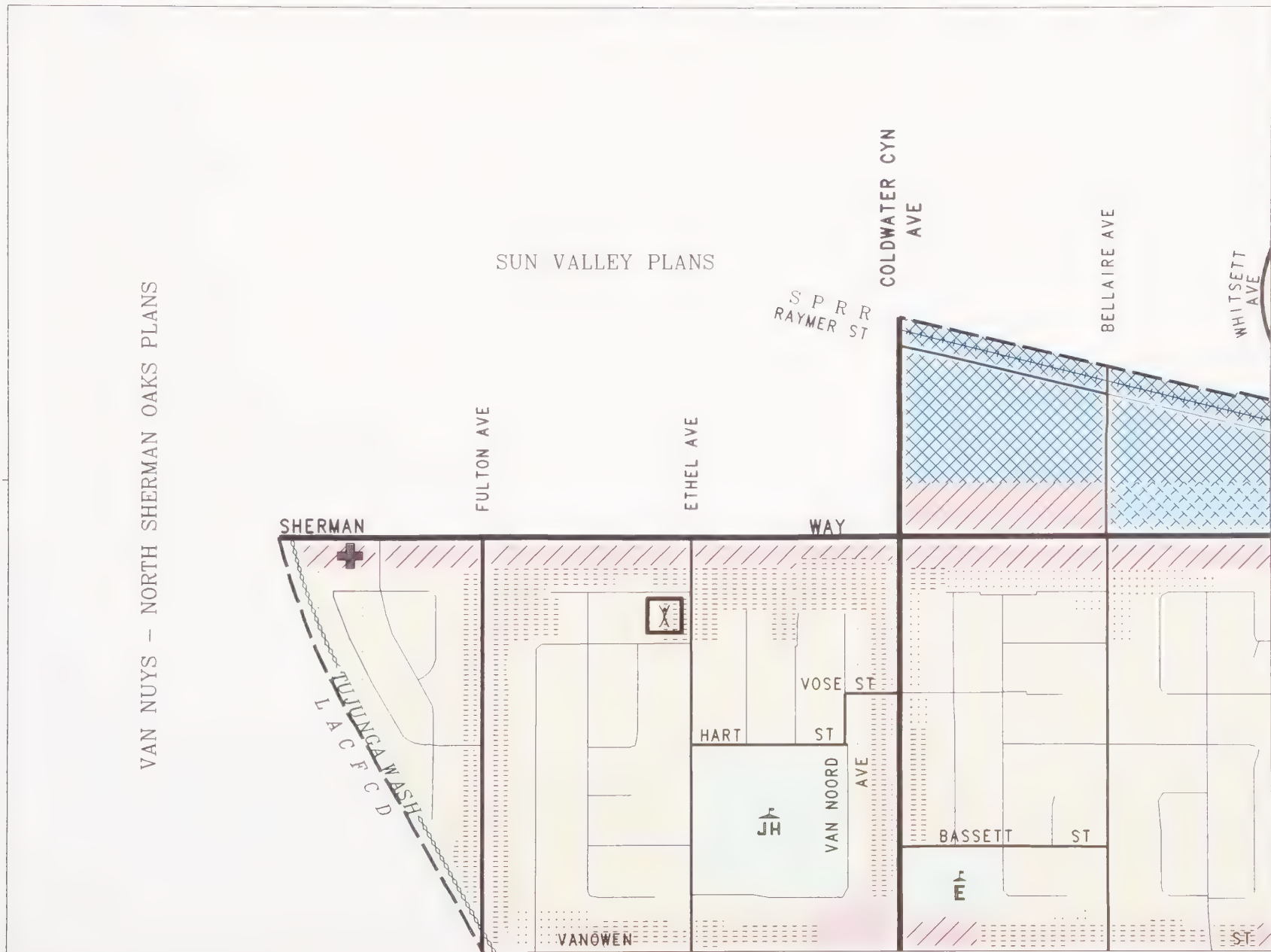
The North Hollywood Redevelopment Plan was adopted by the City Council in February, 1979. The Redevelopment Project Area is outlined on the Community Plan Map. The primary objective of the Redevelopment Plan is the preservation and enhancement of the Project Area as a diverse community with active residential, commercial and industrial sectors. The Redevelopment Plan establishes a framework for implementing community revitalization activities. All development, including the construction of new buildings and the remodeling and expansion of existing buildings, must conform to the Redevelopment Plan and all building permits must be submitted to and approved by the Community Redevelopment Agency.



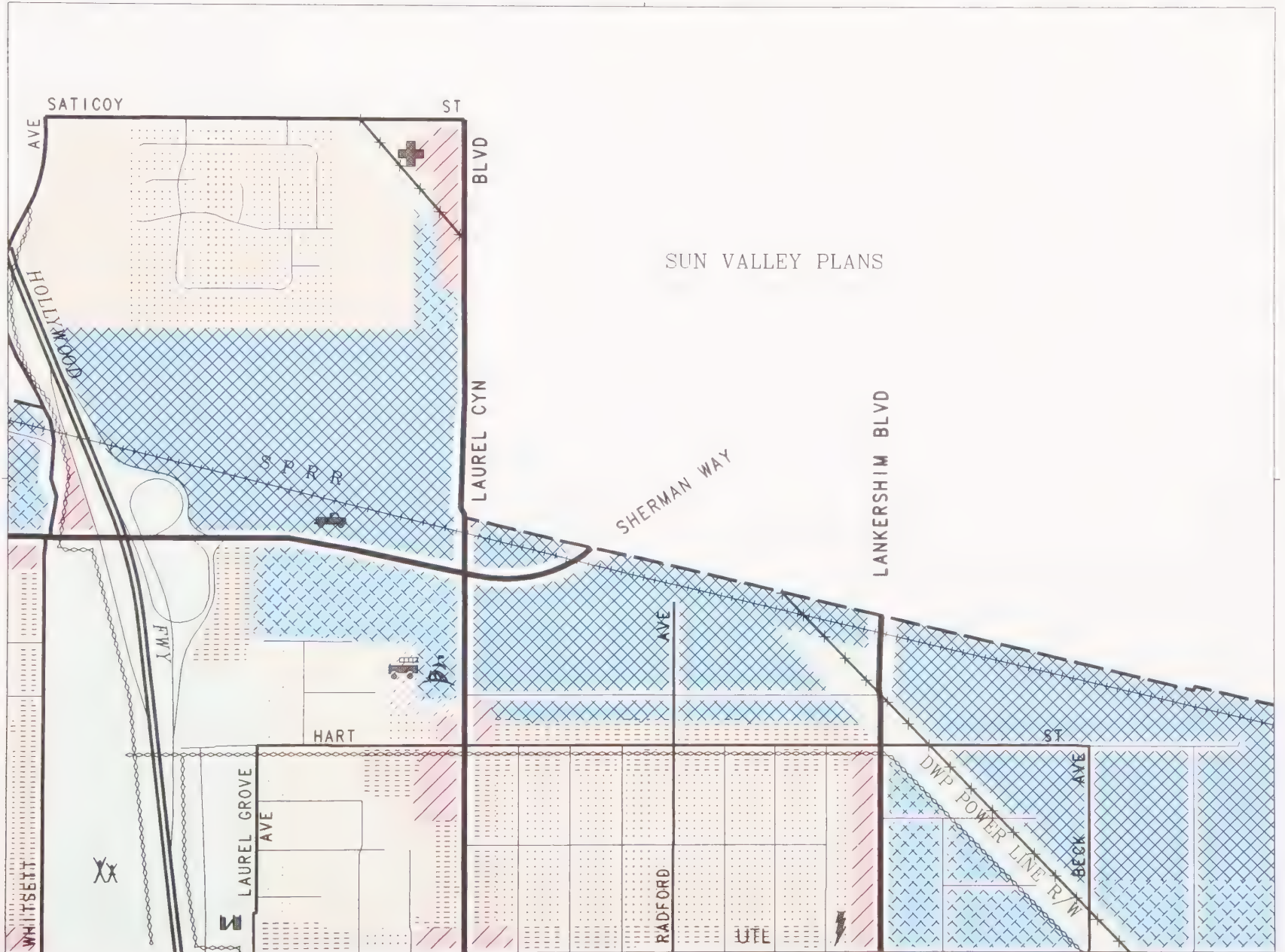
PROJECT BOUNDARY

NORTH HOLLYWOOD REDEVELOPMENT PROJECT





SEE MAP 183P157



SEE MAP 183P173

SUN VALLEY PLANS

CITY OF BURBANK

SEE MAP 183P165

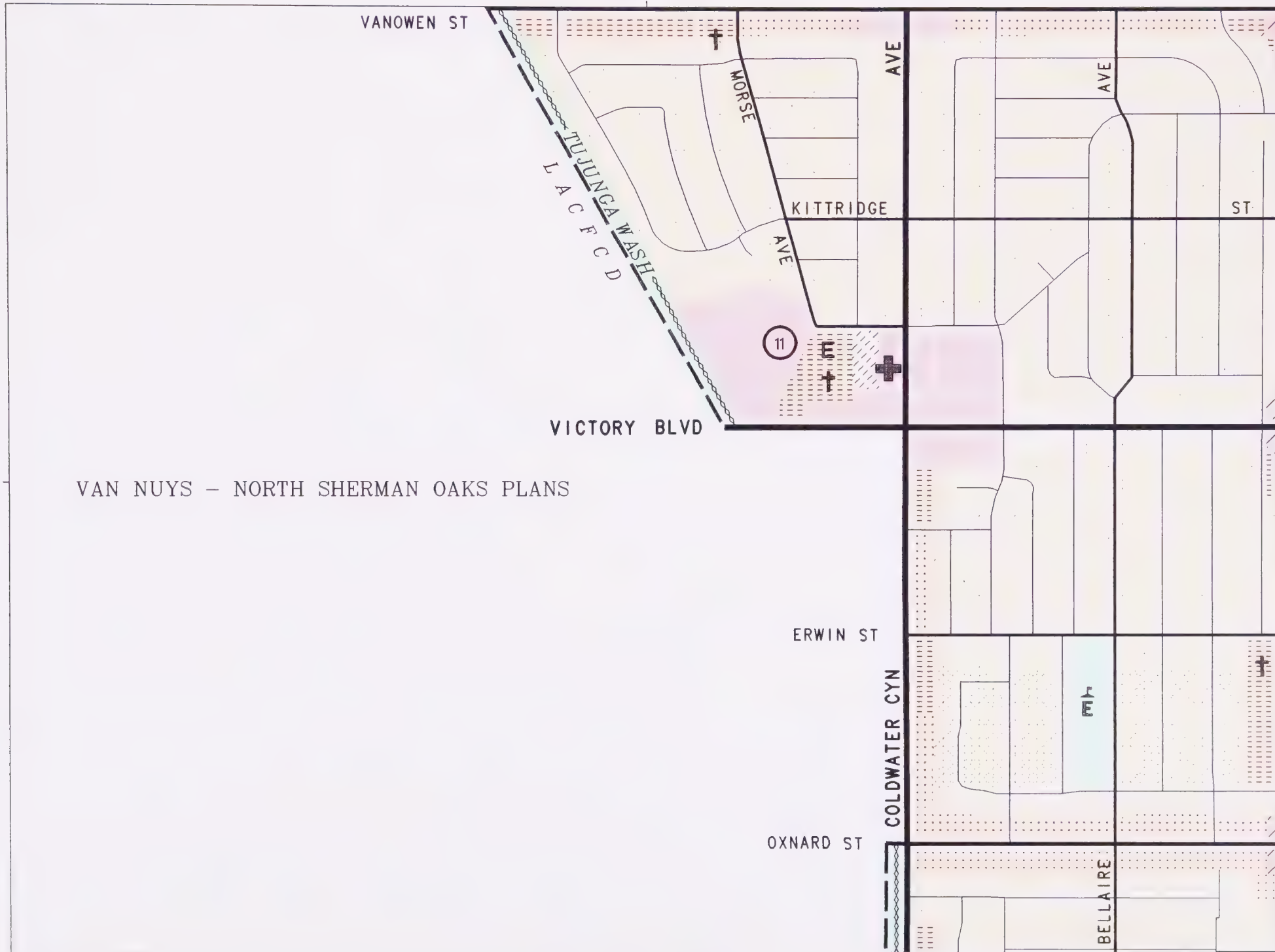
TUJUNGA AVE

VINELAND AVE

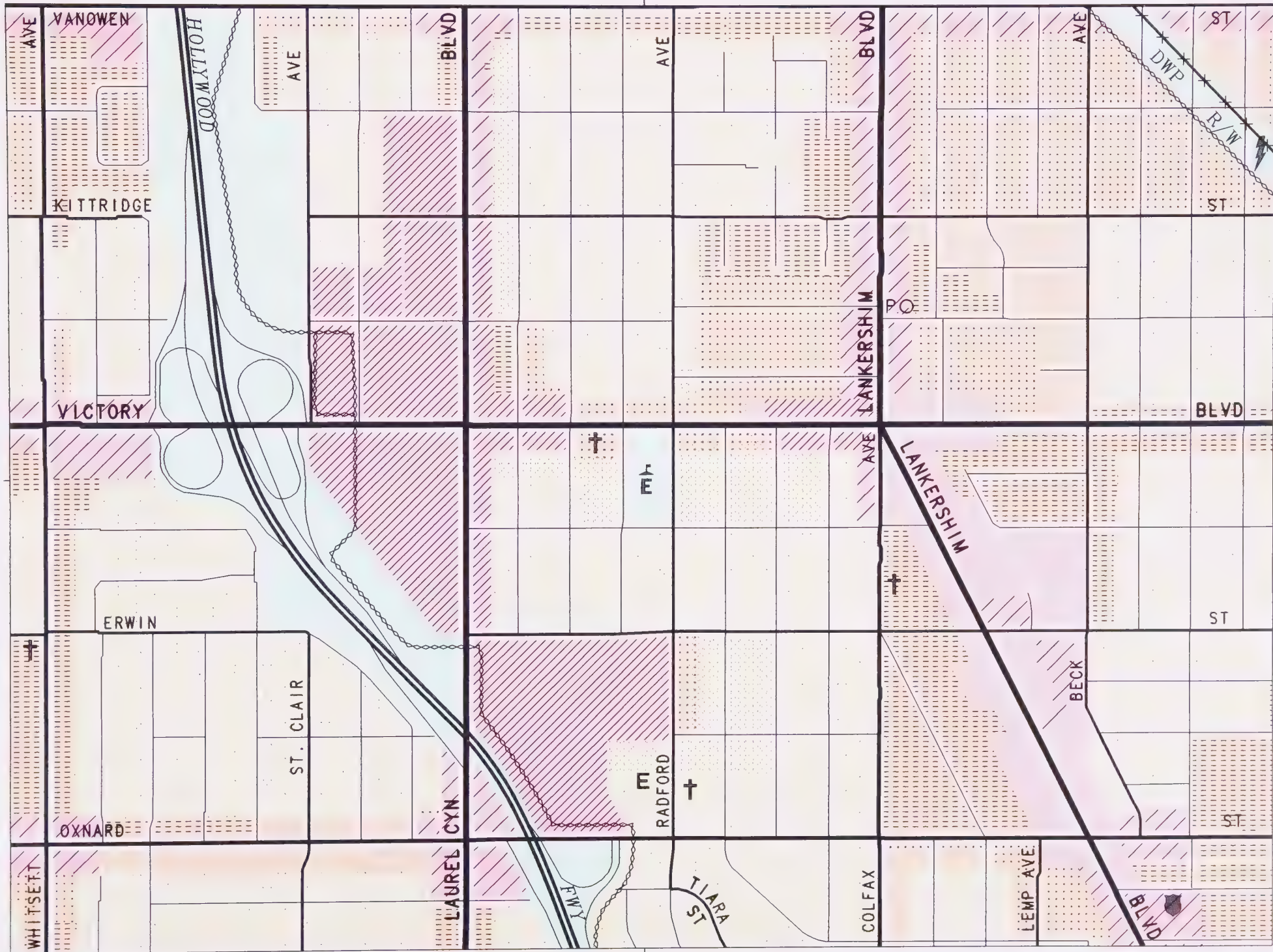
S P R R







SEE MAP 177P157



SEE MAP 177P173

VAN NUYS - NORTH SHERMAN OAKS PLANS

BURBANK BLVD

S P R R

MAGNOLIA BLVD

L A C F C D

COLDWATER CYN

AVE

AVE

HATTERAS

ST

CHANDLER

BLVD

CHANDLER

BLVD

BELLAIRE

ADDISON

ST



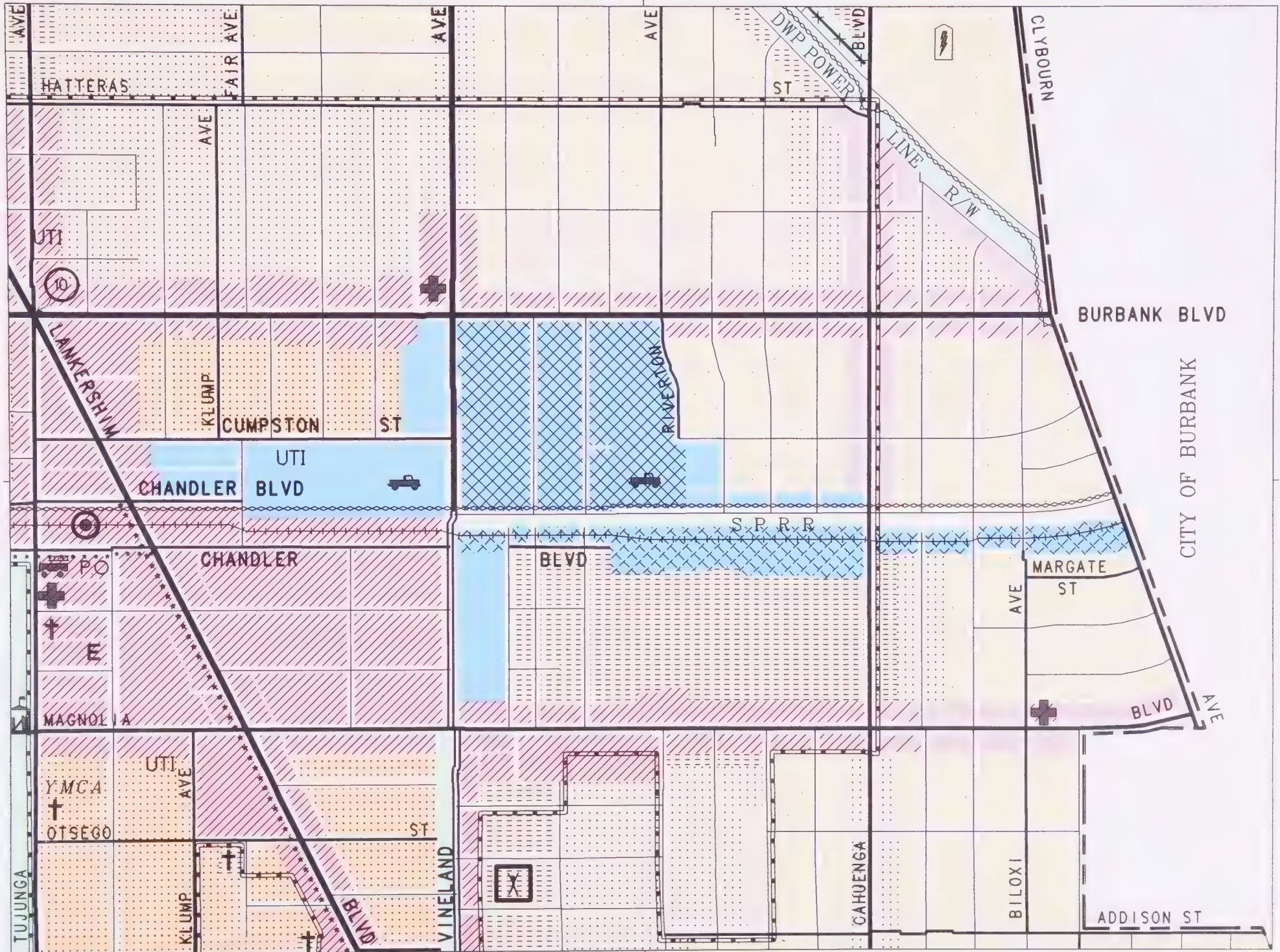
SEE MAP 171P165

SEE MAP 171P157



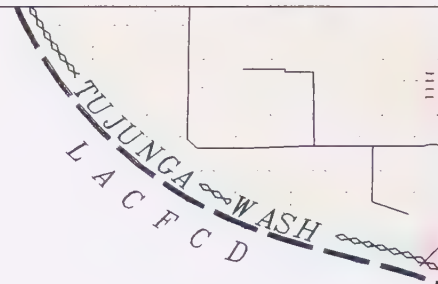
SEE MAP 171P173

SEE MAP 171P165



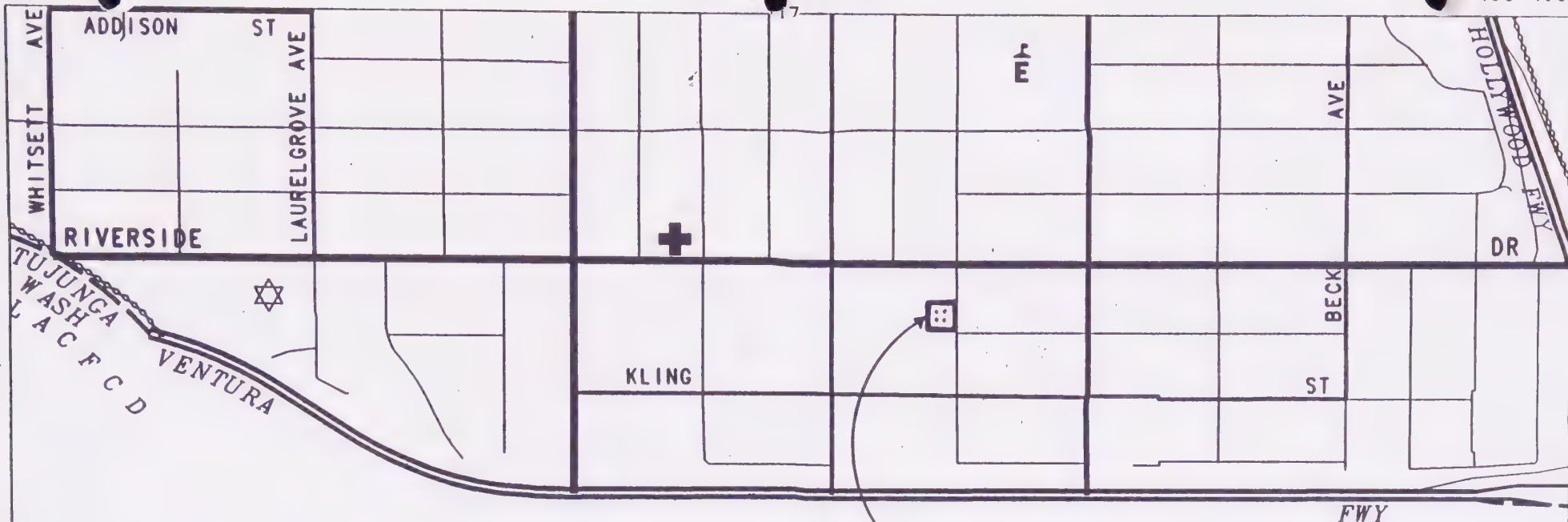
VAN NUYS - NORTH SHERMAN OAKS PLANS

SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE
PLANS



SEE MAP 165P165

SEE MAP 165P157



SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE
PLANS

SEE MAP 165P173



SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE
PLANS

SEE MAP 165P157

SEE MAP 165P173

SEE MAP 165P165



SEE MAP 165P181

SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE
PLANS

SEE MAP 165P173



CITY OF BURBANK

SHERMAN OAKS - STUDIO CITY - TOLUCA LAKE
PLANS

NORTH HOLLYWOOD PLANS

1. Corresponds to Height District No. 1.
2. Highway Oriented and Neighborhood Commercial and intended to be limited to three stories or 45 feet.
3. Gas stations in Neighborhood Commercial are intended to be allowed by conditional use only.
4. Corresponds to an average Height District No. 1 with a maximum of Height District No. 2.
5. When the use of property designated as "open space" (e.g. recreation, environmental protection, public school site excluding rail road rights of ways) is proposed to be discontinued, the proposed use shall be approved by the appropriate decision-makers through a procedure similar to a conditional use. The decision makers shall find that the proposed use is consistent with the intent and objectives of the General Plan and may impose additional restriction on the existing zoning as a deemed necessary to assure that the proposed land use will be compatible with the land uses, zoning classifications or other restrictions of adjacent and surrounding properties, and consistent with the General Plan.
6. Industrial areas are intended to be limited to three stories or 45 feet.
7. Gross acreage includes streets
8. Open-face symbols indicate proposed facilities.
9. Local Streets are not a part of this plan, and are shown for reference only.
10. The Plan proposes a special study to redesign the problem intersection shown by heavy dash lines.
11. Preferred use of this area is for a drive-in theater, under a conditional use.
12. Existing mobilehome parks are consistent with the Plan. Future mobilehome parks shall be consistent with the Plan when developed in the RMP Zone.
13. Each Plan category permits all indicated corresponding zones as well as those zones referenced in the Los Angeles Municipal Code (L A M C) as permitted by such zones unless further restricted by adopted Specific Plans, specific conditions and/or limitations of project approval, plan footnotes or other Plan map or text notations.
Zones established in the L A M C subsequent to the adoption of the Plan shall not be deemed as corresponding to any particular Plan category unless the Plan is amended to so indicate.
It is the intent of the Plan, that the entitlements granted shall be one of the zone designations within the corresponding zones shown on the Plan, unless accompanied by a concurrent Plan Amendment.

LAND USE

RESIDENTIAL

LOW DENSITY¹

VERY LOW

RE15,RE11

LOW

RE9,RS,R1

COMMERCIAL

HIGHWAY² ORIENTED

NEIGHBORHOOD^{2,3}

COMMUNITY⁴

PARKING

LANDSCAPED PARKING AREA

CORRESPONDING ZONES

RE15,RE11

RE9,RS,R1

C1,C1.5,C2,C4,P

CR,C1,C1.5,P

CR,C1,C1.5,C2,C4,P,PB

MULTIPLE FAMILY¹

LOW MEDIUM I

LOW MEDIUM II

MEDIUM

HIGH MEDIUM

INDUSTRIAL⁶

COMMERCIAL MANUFACTURING

LIMITED

LIGHT

OPEN SPACE,PUBLIC/QUASI-PUBLIC

OPEN SPACE⁵

CIRCULATION

Freeway

Divided Major Scenic Highway

Major Scenic Highway

Divided Major Highway

Major Highway

Secondary Highway

Collector Street

Local Street⁹

Railroad

Pedestrian Way

Bicycle & Equestrian Trail

UTILITY LINE

Transmission Line

SPECIAL BOUNDARY

Redevelopment Area

ADMINISTRATIVE BOUNDARY

City Boundary

Community Boundary

NOTES:

Proposed

SERVICE SYSTEM⁸

SCHOOL SITES

Elementary School

Junior High School

Senior High School

Junior College

Private School

Special School Facility

RECREATIONAL SITES

Community Park

Neighborhood Park

OTHER FACILITIES

Community Library

Regional Library

Fire Training Site

Fire Station

Police Station

Power Receiving Station

Power Distribution Station

Health Center/Medical Facility

Post Office

Maintenance Facility

Utility Facility

Religious Institutions

Rapid Transit Station

NORTH HOLLYWOOD PLANS 12/90

SCALE: 1 in = 800 ft

N

Original Credits Page

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2. Subject Index
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5. Administrative Responsibilities

130MISC (032395)

Part 1

VALLEY VILLAGE SPECIFIC PLAN Ordinance No. 168,613 Effective April 4, 1993

SUMMARY OF PROVISIONS

Affected Projects

The construction of, addition or alteration to any building or structure which increases the height, floor area, number of dwelling units or guest rooms on a residentially or commercially zoned property.

Uses

Residential land use: Code.

Commercial land use: C4 uses in the C4 and less restrictive commercial zone, but not including ground floor residential uses, automobile sales, fast-food and drive-through restaurants, hotels and motels, massage parlors, and off-site advertising signs.

Open Space

Multiple-family projects require 100 sq. ft. of open space per dwelling unit, with 50% of open space landscaped.

Height

Residential use is limited to 36 feet for multiple-family, and 30 feet for one-family.

Commercial use for a project abutting RW1 or more restrictive zone is subject to transitional height limits:

<u>Distance</u>	<u>Height</u>
0 - 49 feet	25 feet
49+ - 99 feet	33 feet
99+ - 199 feet	45 feet

Yards and Walkways

Multiple-family projects on a site 150 feet or more in width and adjacent to RW1 or more restrictive zone require:

- Walkways - paving of stamped or colored concrete, tile, brick pavers, or similar materials.
- Front yard - Code plus an additional 5 feet for 50% of frontage.

- Side yard - 10 feet.
- Rear yard - Code plus an additional 5 feet.

Commercial projects require:

- Front yard - minimum 5% of total lot area and maximum depth of 15 feet.
- Side and rear yards - where adjacent to RW1 or more restrictive zone, 10 and 20 feet respectively.

Parking

Residential projects require Code parking plus guest parking at one-quarter space per dwelling unit in apartment building and one-half space per dwelling unit in condominium building.

Commercial projects require 3 parking spaces per 1,000 square feet of floor area for office development.

Signs

No commercial off-site signs nor roof signs are permitted.

Building Standards

Multiple-family projects facing RW1 or more restrictive zone permit:

- No balcony nor opening on exterior wall above a height of 26 feet.
- 44-inch high windows.
- No open balcony guardrail except lower 6 inches may be open.

Rooftop recreational areas shall be set back a minimum of 10 feet from edge of building. If within 20 feet of RW1 or more restrictive zone, guardrail must be six feet high and of opaque construction.

Landscape

- Landscape plan is to be prepared by licensed person and reviewed by Director of Planning.
- Five-foot buffer of plant material is required where multiple-family or commercial project is adjacent to RW1 or more restrictive zone or use.
- A solid, decorative, masonry block wall, a minimum of six feet in height, is required along side or rear lot line of multiple-family or commercial project where parking or driveway use is adjacent to one-family residential use.
- Existing and replacement trees shall be incorporated into multiple-family or commercial project. Trees removed due to

subterranean parking facility shall be replaced on a 1:1 basis with trees of a specified size and height.

- Multiple-family and commercial projects shall provide shade-producing street trees with at least one tree per 30 lineal feet of frontage.
- Multiple-family projects shall landscape the front, side and rear yards. A minimum of 50% of the required front and rear yards shall be planted.
- Any commercial project shall provide at least one 24-inch shade tree for every 4 surface parking spaces.

Public Right-of-Way, Dedication and Roadway Improvements

For all projects, except on a RW1 or more restrictive zone, at least one-half of the width of any street, highway or alley abutting the lot shall be dedicated and guaranteed or improved.

130VV(032095)

Part 2

VALLEY VILLAGE SPECIFIC PLAN

Ordinance No. 168,613

Effective April 4, 1993

SUBJECT INDEX

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Buffer	4-3
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Part 2

VALLEY VILLAGE SPECIFIC PLAN
Ordinance No. 168,613
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SUBJECT INDEX

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Part 3

VALLEY VILLAGE SPECIFIC PLAN
Ordinance No. 168,613
Effective April 4, 1993

ANNOTATED TABLE OF CONTENTS

<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>	<u>PROVISION</u>	<u>HIGHLIGHTS</u>	<u>SECTION</u>
Zoning and Land Use		5	Parking		8
Residential	Code.	5A	Multiple-Family Projects	Guest parking required at one-quarter space per dwelling unit in apartment building and one-half space per dwelling unit in new condominiums.	8A
Commercial	Code, except some uses prohibited in C4 and less restrictive zones:	5B	Commercial Projects	Parking for office development required at 3 spaces per 1,000 sq. ft. of floor area.	8B
Development Regulations		6	Landscape		9
General	Balconies and window openings restricted for multiple-family projects higher than 26 ft. and adjacent to RW1 or more restrictive zone.	6A	General	Landscape plans to be prepared by licensed person, and reviewed and approved by the Director of Planning.	9A
	Rooftop recreational areas to be fenced and set back from edge of building.		Buffer	5-foot landscaped buffer required where multiple-family or commercial project is adjacent to RW1 or more restrictive zone, with plan materials of specified height, size and spacing.	9B
	Lighting to be low-illumination safety lighting similar in color to incandescent light.			Solid, decorative, masonry block wall, a minimum of 6 feet in height, required along side or rear lot line of a multiple-family or commercial project adjacent to one-family residential use.	
Building Height	Residential uses: Multiple-family limited to 36 ft.; one-family, 30 ft.	6B	On-Site Trees	Existing mature trees at least 5 feet in height are to be incorporated into multiple-family or commercial projects. Trees removed for subterranean parking are to be replaced on a 1:1 basis.	9C
	Commercial uses: Transitional height limits apply adjacent to RW1 or more restrictive zone.		Street Trees	One 10-ft. in height tree is required for each 30 ft. of frontage for multiple-family and commercial projects.	9D
Open Space	Multiple-family projects to provide 100 sq. ft. of open space per dwelling unit, 50% of which is landscaped; paving materials are specified.		Landscaping Requirements	Multiple-family: Landscaping required between front line and building; 50% of front and rear yards to be planted.	9E
Multiple-Family	Projects on 150 foot-wide sites adjacent to RW1 or more restrictive zone require paved and landscaped walkways plus additional yards.	6D		Commercial: A 24-inch box tree required for every 4 parking spaces.	
Commercial Yards	Front - 5% of lot area; 15 ft. max.	6E	Dedications and Improvements	One-half the width of any street, highway or alley abutting a project shall be dedicated and guaranteed or improved except in the RW1 or more restrictive zone.	10
	Side - 10 ft. adjacent to RW1 or more restrictive zone.				
	Rear - 20 ft. adjacent to RW1 or more restrictive zone.				
Signs	Commercial off-site signs, support structures and roof signs prohibited.	7	130VV(030295)		

VALLEY VILLAGE SPECIFIC PLAN
Ordinance No. 168,613
Effective April 4, 1993

An ordinance establishing a Specific Plan for an area known as Valley Village in the North Hollywood Community Plan Area.

WHEREAS, on March 6, 1986 the City Council instructed the Planning Department to prepare a Specific Plan for the Valley Village area; and

WHEREAS, Valley Village, a predominately single-family neighborhood, is experiencing transitional development, specifically multiple-family and commercial development near traditionally single-family zoned neighborhoods; and

WHEREAS, the present commercial zoning permits commercial development with a wide range of uses, a floor area ratio of 1.5 to 1, and unlimited height; and

WHEREAS, the multiple-family and commercial development allowed by current zoning will cause adverse impacts for adjacent residential neighborhoods such as excessive traffic, parking on adjoining residential streets, inappropriate and undesirable uses such as commercial uses that are incompatible with the surrounding area, blocked views and development of a proportion and scale that is incompatible with adjoining residential neighborhoods;

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. ESTABLISHMENT OF SPECIFIC PLAN.

The City Council hereby establishes the Valley Village Specific Plan for residential and commercial development in the North Hollywood Community Plan area as shown within the heavy lines on the map and as further described as: the area bounded by Burbank Boulevard to the north, the Hollywood Freeway (I-170) to the east, the Ventura Freeway (I-101) to the south and the Tujunga Wash to the west.

Section 2. PURPOSES.

- A. To assure that the development of the area is in accordance with the provisions of the North Hollywood Community Plan;
- B. To assure orderly, attractive and harmonious multiple residential and commercial developments that are adjacent to the existing single-family developments within the Valley Village area of the North Hollywood Community Plan area;
- C. To provide coordinated and comprehensive standards for height, design, building massing, open space, and

landscaping for new projects so that multiple residential and commercial projects are harmonious with adjacent single-family neighborhoods;

- D. To assure that all residential and commercial uses are consistent with the general character of the existing single-family developments within the Valley Village area of the North Hollywood Community Plan area;
- E. To preserve the quality and existing character of the Valley Village area;
- F. To minimize adverse environmental effects of development and promote the general welfare by regulating buildings by height, and bulk, and prohibiting commercial uses which are not compatible to their sites and surroundings, or which cause parking or traffic circulation impacts;
- G. To adequately buffer single-family residential uses from adjacent multiple residential and commercial development;
- H. To preserve stable single-family neighborhoods presently zoned for single-family uses.

Section 3. RELATIONSHIP TO OTHER PROVISIONS OF CHAPTER 1 OF THE LOS ANGELES MUNICIPAL CODE.

- A. The regulations of this Specific Plan are in addition to those set forth in provisions of the Los Angeles Municipal Code (hereinafter Code) and do not convey any rights not otherwise granted under such other provisions, except as specially provided herein.
- B. Wherever this Specific Plan contains provisions which require different commercial land uses, building heights, setback requirements, landscaping requirements, yard setbacks, parking requirements or other provisions which differ from those provisions contained in Chapter 1 of the Code, the Specific Plan shall prevail and supersede the applicable provisions of that Code.
- C. The procedures for the granting of exceptions to the requirements of this Specific Plan are set forth in Section 11.5.7 D of the Code. In approving an exception to this Specific Plan pursuant to Section 11.5.7 D, the City Planning Commission and the City Council on appeal may simultaneously approve any conditional use under their jurisdiction without any additional application. Only one fee shall be required for joint applications.

Section 4. DEFINITIONS.

The following words, whenever used in this Specific Plan, shall be construed as defined in this section. Words and phrases not defined herein shall be construed as defined in Section 12.03 of the Code and Division 4 of Article IX of the Code, if defined therein:

Drive-through Restaurant: shall mean an establishment which dispenses food for consumption on or off the premises, over a counter, or through a window, to an individual in a vehicle.

Fast-food Restaurant: shall mean an establishment which dispenses prepared food over a counter for consumption on or off the premises, except for a cafeteria, and generates at least 31.6 trips per 1,000 square feet of gross floor area. For purposes of this Specific Plan, **cafeteria** shall mean a restaurant in which the customers serve themselves or are served at a counter and take the food to tables to eat for consumption only on the premises; **trip** shall mean an arrival or a departure during the a.m. or p.m. peak hours by a motor vehicle, as determined by the Department of Transportation; and **gross floor area** shall mean the total square footage confined by the outside surface of the exterior walls of a building, except that square footage devoted to vehicle parking and necessary interior driveways and ramps.

Open Space: shall mean an area open from the ground to the sky intended to be used for active and passive recreation purposes, which is free of storage areas, surface parking for automobiles or trucks, or other improvements. Open Space may include walkways or recreation areas (i.e., swimming pools, barbecue and picnic areas, areas devoted to sports, games and hobbies, fountains, ponds, benches, sun decks and other similar amenities). Projections into yards as specified in Section 12.22 C 20 of the Code are permitted in open space.

Project: shall mean the erection or construction of or addition or alteration to any building or structure which increases the height, floor area, number of dwelling units or number of guest rooms on a residentially or commercially zoned property.

Section 5. ZONING AND LAND USE.

All land uses shall be consistent with the North Hollywood Community Plan and with the additional regulations as specified in this Specific Plan.

A. **Residential Land Uses.** One-family residentially zoned lots shall be maintained with one-family dwellings.

B. **Commercial Land Uses.** Unless the zoning on a lot is more restrictive than allowed by the C4 Zone, a commercially zoned lot within the Valley Village Specific Plan Area shall be limited to the C4 use limitations in Section 12.16 A 2 of the Code, except that the following uses shall not be permitted:

1. all ground floor residential uses
2. automobile sales, new
3. bathhouses
4. burglar alarm businesses
5. driving schools
6. escort businesses
7. fast-food & drive-through restaurants
8. hotels and motels
9. massage parlors
10. mobilehome sales, new
11. monuments and tombstones, retail sales

12. off-site advertising signs
13. recreational vehicle sales, new
14. rescue missions
15. taxicab businesses
16. trade schools, universities and barber and beauty colleges
17. trailer sales, new

Section 6. SPECIFIC PLAN DEVELOPMENT REGULATIONS.

Any Project on a lot or lots located in whole or in part within the Specific Plan Area as described in Section 1 of this ordinance shall conform to the following development regulations:

A. General Provisions.

1. For multiple-family residential Projects constructed on a lot adjacent to a lot zoned for RW1 or more restrictive residential uses:
 - a. Any portion of a building wall above a height of 26 feet and facing an RW1 or more restrictively zoned lot shall not have any balcony or any openings to a hallway or public stairway. Window openings shall otherwise be allowed 44 inches above the floor in any room.
 - b. Open balcony guardrails on buildings facing an RW1 or more restrictively zoned lot shall be prohibited with the exception that the lower six inches of the guardrail may be open.
 - c. Any area on a rooftop used for recreational purposes shall be fenced off and that enclosure shall be set back 10 feet from the edge of the building. Any rooftop recreation area that is located within 20 feet of a RW1 or more restrictively zoned lot shall have fencing at least six feet in height with opaque or solid wall construction materials.
2. All lighting for a Project shall be low-illumination safety lighting of a color similar to incandescent light which is shielded and directed onto the property on which the Project is located.

B. Building Height.

1. Residential Uses.
 - a. No multiple-family building shall exceed 36 feet in height.
 - b. No one-family building shall exceed 30 feet in height.
2. Building Height and Stepback for Commercial Uses.

Notwithstanding Section 12.21.1 A (10) of the Code to the contrary, commercial Projects shall conform to the following provisions pertaining to height limitations on

C-zoned lots when the Project is located within the distances specified from a lot classified in the RW1 or more restrictive zone:

Distances	Height
0 to 49 feet	25 feet
more than 49 feet to 99 feet	33 feet
more than 99 feet to 199 feet	45 feet

C. Open Space for Multiple-Family Projects.

1. A Project shall provide a minimum of 100 square feet of Open Space per dwelling unit.
2. A minimum of 50 percent of all Open Space shall be landscaped.
3. Paved areas, excluding parking areas, shall consist of the following materials: stamped concrete, colored concrete, tile and/or other brick pavers, or similar materials.
4. Fifty percent of the required Open Space may consist of the front and/or rear yard, provided such yard is landscaped.

D. Multiple-Family Projects Built on One or More Lots with A Total Width of 150 Feet or More and Adjacent to RW1 or More Restrictive Zones.

1. **Walkways.**
 - a. A Project shall have a walkway which shall consist of a paved area and a landscaped area, the total width of which walkway shall be a minimum of eight feet for a minimum depth of ten feet beyond the required yard. The paved portions of walkways shall not exceed 50 percent of the required walkway area, nor be less than 44 inches in width. The remaining area shall be landscaped.
 - b. Materials for the paved areas shall consist of the following: stamped concrete, colored concrete, tile and/or brick pavers, or similar materials.
 - c. Walkways shall be maintained free of all encroachments, except for allowable projections as specified in Section 12.22 C 20 of the Code.

2. Yard Requirements.

- a. The front yard shall be that required by the Code plus an additional five feet for 50 percent of the lot frontage.
- b. The side yard shall be a minimum of 10 feet for a multiple-family residential Project which is adjacent to an RW1 or more restrictively zoned lot on the side lot line.

- c. The rear yard shall be that required by the Code plus an additional five feet.

E. Yard Requirements for Commercial Projects.

1. The area of the front yard shall be no less than five percent of the total lot area, but shall not extend to a depth of greater than 15 feet.
2. The side yard shall be 10 feet for a Project adjacent to an RW1 or more restrictively zoned lot on the side lot line.
3. The rear yard shall be 20 feet measured from the rear lot line for a Project which is adjacent to an RW1 or more restrictively zoned lot on the rear lot line.
4. Where there is an alley, the setback shall be measured from the centerline of the alley for a Project adjacent to an RW1 or more restrictively zoned lot.

Section 7. SIGNS.

- A. No commercial off-site sign or sign support structure shall be erected within the Specific Plan Area.
- B. No roof sign shall be erected within the Specific Plan Area.

Section 8. PARKING.

A. Parking Standards for Residential Projects.

1. Any multiple-family Project shall provide resident parking as required by 12.21 A 4 (a) of the Code, or any amendment thereto, and guest parking at a ratio of at least one quarter space per dwelling unit in excess of that required by the Code.
2. New condominiums shall provide guest parking at a minimum of one-half space per dwelling unit in excess of that required by the Code.
3. Guest parking shall be clearly identified, easily accessible to guests, and shall not be in tandem.

B. Parking Standards for Commercial Projects.

Parking for an office development shall be at least three parking spaces for each 1,000 square feet of floor area.

Section 9. LANDSCAPE STANDARDS.

A. General Requirements.

Any multiple-family or commercial Project shall provide landscaping in conformance with the following requirements:

1. A landscape plan prepared by a person licensed to prepare landscape plans under state law shall be

submitted for review and approval to the Director of Planning, or his or her designee.

2. Landscape plans shall include the approximate size at maturity, location of all proposed materials, the scientific and common names of such plant materials, the proposed irrigation plan and the estimated planting schedule.
3. Artificial plants are prohibited.
4. Landscaped areas shall be planted with a variety of plant materials which include shrubs, trees and ground cover.
5. All landscaped areas shall be equipped with an automatic sprinkler or drip irrigation system designed to conserve water.
6. All plants and trees shall be drought-resistant.

B. Buffer Standards.

1. There shall be a five-foot buffer of plant material wherever a multiple-family or commercial Project is adjacent to an RW1 or more restrictively zoned lot or use. The plant material shall be maintained at a height of not lower than six feet at maturity. Fifteen-gallon trees shall be planted on private property every twenty feet along the lot line of the property on which the Project is located.
2. A solid, decorative, masonry block wall, a minimum of six feet in height, shall be constructed along any side or rear lot line of a multiple-family or commercial Project between any adjacent one-family residential use and any parking or driveway use of the Project, if no wall already exists along said lot line of the Project. There shall be no openings, except for a lockable gate provided for landscape work or as may be required by the Code. Decorative masonry walls shall mean split-face, slump stone, plaster, brick or stone facing with a top cap. Both sides of the wall must be decorative.

C. Existing Trees and Replacement Trees.

1. Existing non-fruit bearing mature trees that are at least five feet in height shall be incorporated into a multiple-family or commercial Project, except within the building area and driveway access.
2. For every tree removed due to subterranean parking facilities, a replacement tree shall be planted on a 1:1 basis. Replacement trees shall be at least a 24-inch box size, not less than eight feet in height, with a trunk diameter of not less than two inches, and a minimum branch spread of five feet. All trees shall be in healthy growing condition.

D. Street Trees and Planting Requirements.

Any multiple-family or commercial Project shall provide street trees in conformance with the following requirements:

1. Shade-producing street trees shall be planted at a ratio of at least one tree for each 30 lineal feet of street frontage when no obstructions are present.
2. The minimum size for street trees shall be 10 feet in height and two inches in caliper at the time of planting.
3. Street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance.

E. Landscaping Requirements.

1. In addition to the other landscaping standards provided in Section 9 of this ordinance, any multiple-family Project shall provide landscaping in conformance with the following requirements:
 - a. The area from the lot line to the building shall be landscaped with live plant materials and/or ground cover, except for required exit-ways, walkways and driveways.
 - b. Front, rear and side yards shall be landscaped using similar materials so that the total development creates a consistent landscape theme.
 - c. A minimum of 50 percent of the total required front and rear yards shall be planted.
2. In addition to the other landscaping standards provided in Section 9 of this ordinance, any commercial Project shall provide landscaping in conformance with the following requirements:
 - a. At least one 24-inch box shade tree shall be planted for every four surface parking spaces.
 - b. The trees shall be dispersed within the parking area so as to shade the surface parking area at maturity and shall be protected by curbing or other suitable measures, to the satisfaction of the City Planning Department. The shade trees may be planted along the periphery of a parking area, provided that the trees are planted so as to shade the surface parking area.
 - c. An automatic sprinkler system shall be installed to water the trees.

Section 10. PUBLIC RIGHT-OF-WAY, DEDICATIONS AND ROADWAY IMPROVEMENTS

At least one-half of the width of any street, highway, or alley abutting a lot on which a Project is located shall be dedicated and guaranteed or improved for the full width of the lot to comply with the standards set forth in Los Angeles Municipal Code Section 17.05 to the satisfaction of the City Engineer.

Any required improvements pursuant to this ordinance shall be made in accordance with the procedures described in Section 12.37 D of the Code. The appeal procedure described in Section 12.37 I of the Code may be utilized by any person required to make improvements by the provisions of this ordinance.

Any RW1 or more restrictively zoned lot which abuts a local street shall be exempt from the provisions of this Section.

Section 11. SEVERABILITY.

If any provision of this Specific Plan is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Specific Plan which can be implemented without the invalid provision, and, to this end, the provisions of this Specific Plan are declared to be severable.

130VV(032095)

Valley Village Specific Plan



Specific Plan Area

Specific Plan Area



Part 5

**VALLEY VILLAGE SPECIFIC PLAN
Ordinance No. 168,613
Effective April 4, 1993**

ADMINISTRATIVE RESPONSIBILITIES

Applicant

The applicant shall submit Project plans to the Department of Building and Safety, and landscape plans to the Director of Planning, for review and approval.

Department of Building and Safety

The Department of Building and Safety shall administer the provisions of the Specific Plan.

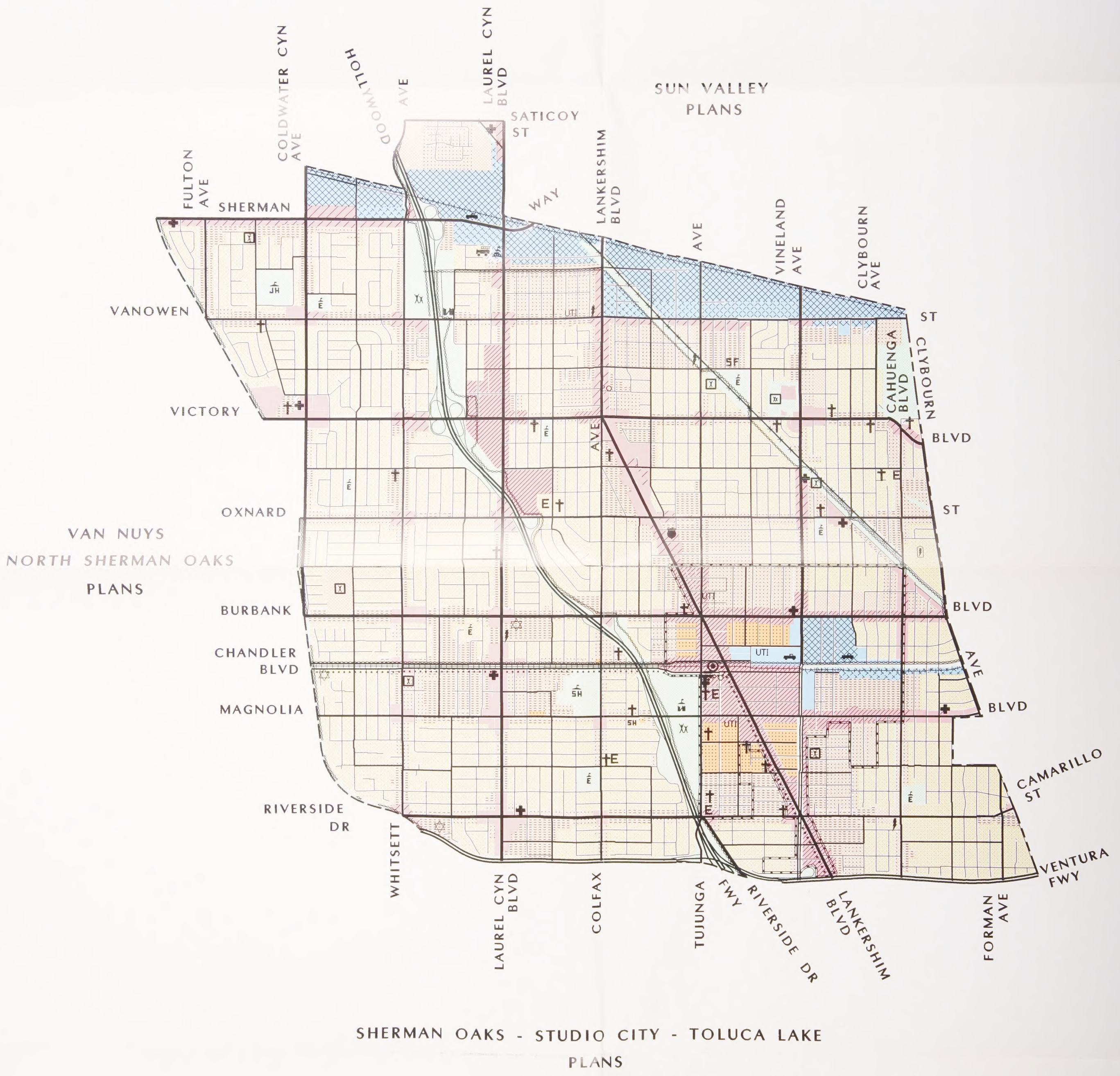
Director of Planning

The Director of Planning shall review and approve required landscape plans pursuant to provisions of the Specific Plan.
(9A1)

City Planning Commission/City Council

The City Planning Commission, and the City Council on appeal, shall make the determination on an application for an exception to the Specific Plan. (3C)

130VV(032095)



Note: This map may not reflect recent Plan amendments because it is revised and reprinted less frequently. For information on Plan amendments recently enacted by the Periodic Plan Review program and by other Planning Department Divisions, refer to the amendment list at the front of this booklet and to the individual Plan map pages in this booklet, which are updated annually.

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December 1990

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